

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

11 May 2016

Item: 3

Application No.:	16/00568/FULL
Location:	Vansett Nursing Home 27 - 29 Norfolk Road Maidenhead SL6 7AU
Proposal:	Amendments to fenestration, alterations and conversion of care home (C2) to flats (C3) comprising of 7 x 1 bedroom and 1 x studio flat with parking, cycle and refuse storage.
Applicant:	Mr Sekhon
Agent:	Mrs Sujata Sharma
Parish/Ward:	Belmont Ward
If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposal is for the alteration and conversion of the Vansett Nursing Home in Norfolk Road Maidenhead to create 7 one bedroom flats and one studio flat with parking, cycle storage and refuse storage. There would be 8 parking spaces, 5 along the frontage and 3 to the rear of the building, with some landscaping at the front.
- 1.2 The existing building is not up to current standards for care homes, and the applicants have stated that upgrading it is not financially viable, and the home is due for closure in the coming months. They state that there is no other feasible community use. They advise that there is a new development of assisted care accommodation being built in the vicinity which will alleviate its loss.
- 1.3 The creation of flats in this largely residential area is considered an appropriate re-use of the site, there would be no harm to neighbouring amenity, and the proposal complies with the relevant Local Plan policies and with the National Planning Policy Framework (NPPF).

It is recommended the Panel grants planning permission subject to the conditions listed in Section 10 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager delegated powers to determine the application in the way recommended as it is for approval of more than 2 dwellings; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a nursing home which appears to have been converted from a pair of semi-detached Victorian or Edwardian houses in around 1976. It is three storeys with the upper floor rooms being contained in the roof space. It currently has three parking spaces along the frontage. It is situated in a largely residential area opposite a church on a side road not far from Maidenhead town centre.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 No relevant planning history.
- 4.2 The proposal involves the conversion of the building into 7 one bedroom flats and one studio flat. There would be some changes to the external appearance, mainly the removal of a square bay window and its replacement with a splayed bay window to match the other one on the frontage, and the removal of fire escapes. The frontage would be reconfigured to provide 5 parking spaces and two landscaped areas together with pedestrian access to a shared front door and vehicular access to the rear of the property. At the rear of the property there would be two new patio areas

for the ground floor flats, together with a refuse store, a cycle store and parking for three cars, while the rest of the garden would be laid to lawn.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework, Sections 17, 49, 56

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area	Community Facilities	Highways/Parking issues
Local Plan	DG1, H10, H11	CF1	T5, P4

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Sustainable Design and Construction
- Planning for an Ageing Population

More information on this document can be found at:

http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Parking Strategy - view at:
http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The principle of the development;
- ii The impact on the character and appearance of the area;
- iii The impact on the living conditions of neighbours and future occupiers;
- iv Provision for access and parking.

The principle of the development

6.2 The conversion would involve the loss of a community facility. Policy CF1 of the Local Plan states that the Borough Council will not permit the loss of existing community facilities unless it is satisfied that there is no longer a need for them; or an acceptable alternative provision is to be made elsewhere. In this case the applicant has stated that there is no longer a need for this nursing home, because the facilities are not up to current standards, and it would not be financially viable or physically possible to upgrade it to meet current standards. A financial statement has been provided which shows that the current facility is not financially viable. The applicant states that it will therefore be closed within the next few months. They also state that there is a new alternative facility under construction in the vicinity which would make this facility redundant. It is considered that given these factors, the loss of the community facility and its conversion to an alternative use would be acceptable.

- 6.3 The site is located within the urban area. The proposal is therefore acceptable in principle, and complies with policies H10 and H11 of the Local Plan and the NPPF.

The impact on the character and appearance of the area

- 6.4 The proposed changes to the building will improve its appearance. The appearance of the proposed parking along the frontage will be softened by two areas of planting and some extra planting along the front of the building. The building will continue to have the appearance of a residential building which is in keeping with its surroundings. It is considered that the proposal will have a beneficial effect on the character and appearance of the area. The proposal complies with Policies H10, H11 and DG1 of the Local Plan and with the NPPF.

The impact on the living conditions of neighbours and future occupiers

- 6.5 The new access to the three parking spaces at the rear of the building will not lead to a significant number of car movements near the common boundary with the neighbouring property, and would not lead to any significant loss of amenity to the neighbour. There will be no loss of light or privacy to neighbouring properties. It is considered that the proposed development will not harm the living conditions of any neighbours. Two of the ground floor flats will have private patios to the rear, and the remaining flats will be able to use the area of lawn to the rear. The design of the flats and the space around is considered to provide a good standard of amenity for future occupiers. The proposal complies with Policy H11 of the Local Plan and the NPPF.

Provision for access and parking

- 6.6 The plans have been amended at the request of the Planning Officer to increase the number of parking spaces from 5 to 8. The revised proposal to provide one parking space per flat complies with the Council's adopted Parking Strategy for an area of poor accessibility, as the site lies more than 800m from the Maidenhead Railway Station. There would also be covered cycle parking at a rate of one space per flat, which complies with the strategy. A refuse bin store will be provided to the rear of the building, and this arrangement is acceptable. The parking on the frontage will involve the alteration of the existing access to widen it. The available existing visibility is sufficient given the adjacent footway is 2.4m wide. The proposal complies with Policies T5 and P4 of the Local Plan.

Other Material Considerations

- 6.7 Paragraphs 7 and 14 of the National Planning Policy Framework (NPPF) set out that there will be a presumption in favour of Sustainable Development. Paragraph 49 of the NPPF states that applications for new homes should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. The Borough Council cannot demonstrate a 5 year housing land supply. It is acknowledged therefore that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that that the socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.
- 6.8 The impact of the proposal on local infrastructure and services would be limited due to its location and scale. As such, it is not appropriate to seek any further s106 contributions under this application.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

10 occupiers were notified directly of the application.

The planning officer posted a statutory notice advertising the application at the site on 15.3.2016.

No comments were received.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Highways Officer	No objection subject to conditions and informatives.	6.6
Environmental Protection	Recommended informatives.	9

8. APPENDICES TO THIS REPORT

- Appendix A – Proposed floor plans
- Appendix B – Proposed elevations
- Appendix C – Cycle and bin storage
- Appendix D – Location plan

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. No development shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
3. No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing (2287/PL02/Rev C). The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1.
4. No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing (Rev C). The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
5. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the revised approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all

times.

Reason: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1.

6. No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

7. The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

1. The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
2. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
3. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
4. No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
5. The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities
6. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.
7. The applicant should be aware the permitted hours of construction working in the Authority are

as follows: Monday-Friday 08.00-18.00Saturday 08.00-13.00No working on Sundays or Bank Holidays.